

**TOWN COUNCIL  
SPECIAL MEETING  
JULY 26, 2001**

The meeting was called to order at 12:28 p.m. Present were Vice-Mayor Paul and Councilmembers Starkey and Truex. Also present were Town Administrator Willi, Town Attorney Kiar, and Town Clerk Muniz recording the meeting. Mayor Venis and Councilmember Clark were absent.

Those representing Nova Southeastern University (NSU) were Ray Ferraro, Fred Lippman, George Hanbury, and John Santulli. Also in attendance was Kona Gray, Master Plan Architect for EDSA.

Mr. Ferraro began the meeting by giving background information on NSU and shared their mission statement. While presenting a Powerpoint presentation, he stated that there were presently 18,000+ students enrolled at NSU and it was the fourteenth largest independent, nonprofit organization in the United States. Mr. Ferraro stated that there were 8,000 students enrolled in the School of Education and many of these students would not be able to receive advanced degrees at other universities because they would have to commit more time to complete the process. He stated that the youngest student was three months old and enrolled in the Family Center, and the oldest students were in their 90's.

Mr. Ferraro referred to a map which depicted the layout of the Davie campus and pointed out the Health Professions Division and all of its components. He stated that this department was the "best thing that happened to the University," adding that this complex cost approximately \$80 million and was constructed expeditiously. Mr. Ferraro also spoke of the College of Dentistry, stating that it was the first college of dentistry to open in the United States in the last 26 years. Mr. Ferraro pointed out other important buildings and described the programs they housed and the contributions these programs made. He advised of other NSU campuses across the State and in foreign countries.

Mr. Ferraro presented attendees with a handout of the Powerpoint presentation. Finally, he spoke of the positive impact that NSU had had on national post-secondary education.

Mr. Ferraro spoke of the new library and the joint-use agreement with Broward County. He explained that the library would be owned by NSU and the employees would be NSU employees. Mr. Ferraro stated that the County had contributed 50% for the construction of the project and 40% for ongoing expenses such as maintenance. He pointed out that every resident in the County would have access to the library facility which was expected to open in October. Mr. Ferraro stated that conference facilities and meeting rooms were available in the library complex and could be utilized by the Town. He further described the amenities that the library would offer.

Mr. Ferraro pointed out the boundaries of NSU and showed the master plan which had been approved the Board of Trustees. He further described the site, surrounding areas, and future expectations.

Mr. Ferraro stated that moving the family center off-site allowed NSU to reconfigure the entire southwest portion of the campus and advised that additional outdoor athletic facilities were going to be added. He clarified that these additions were part of a ten-year plan.

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Mr. Ferraro then showed a video of the library under construction.

The meeting recessed at 1:12 p.m. and then reconvened at 1:16 p.m.

Mr. Hanbury advised that Governor Bush had declared 2,200 acres "apparently free" in the Town and explained that those 2,200 acres were the Regional Activity Center. He stated that NSU and the Town could work together by utilizing NSU as an economic entity. Mr. Hanbury indicated that NSU could provide economic benefits if it was utilized as such; however, there had been difficulties in developing because of "Florida's concurrency legislation." Mr. Hanbury stated that since the "property was concurrency free," it was an appropriate time to envision the future of the Regional Activity Center. Mr. Hanbury pointed out that creating a conceptual plan would allow potential developers the opportunity to foresee how they could fit into the community. He asked the Town to consider having representatives from the various educational centers meet to see how they could be part of creating a positive economic impact on the Town.

Vice-Mayor Paul was in favor of this idea and asked if it was going to be added to a Council agenda. Mr. Willi responded in the affirmative, but voiced his concern about staff limitations in regards to keeping up with a partnership effort for overall planning. Vice-Mayor Paul asked if this could be part of the economic study that the Town was planning. Mr. Willi felt that these were two distinct projects and should not be grouped together.

Councilmember Starkey was in favor of this partnership and she wanted to see the Town benefit from it. She inquired about the impact of NSU's expansion on the Town's tax base. Councilmember Starkey stated that she felt it was important to share this idea with the community so that they could see the plan and understand the positive economic impact it would create. Mr. Ferraro responded that the expansion only included current land owned by NSU with the exception of a ten-acre parcel. He recommended that a cadre be established with representatives from both NSU and the Town, who would discuss the visions and needs of the community and a high-tech facility.

Mr. Hanbury stated that his focus was value-added jobs. He explained that bringing in high-tech businesses would promote the infusion of higher income families, which would ultimately increase the tax base.

Mr. Gray shared his experiences with other large scale projects and organizations. Mr. Willi was confident that Mr. Gray was qualified to participate in the planning of a project this size. He also stated a package could be put together that would service both sides well.

Mr. Hanbury spoke about the need for focus groups in the community to become involved in the Master Plan process, which would also serve to minimize rumors that might surface. Vice-Mayor Paul agreed, stating that newspapers created headlines which did not report the actual plan and this had created concern for some of her constituents. She added that communication was important because, although the property in question was not on the tax roll, the Town did reap certain benefits from having the education complex and the public needed to be informed of those benefits. Councilmember Starkey agreed that the community needed to be involved, and informed, to eliminate fear. Mr. Ferraro also agreed, stating that staff discussion for initial direction was necessary and once the two sides could plan a vision, the community at large should be invited to participate in the overall planning process. He felt this issue should be addressed in a timely manner so that NSU could continue to be "friendly neighbors." Mr. Hanbury advised that it was important to

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inform the surrounding community that NSU had purchased some homes for redevelopment purposes and that NSU might be interested in purchasing more homes in the future.

The general consensus of both groups was that informing the public of the envisioned partnership project and the benefits it would have on the Town's tax base was paramount. There was further discussion of State legislation and the positive impact it would have on the Town and the County. Also, there was general discussion regarding the overall financial impact NSU would continue to have on the community.

Mr. Hanbury referred to the literature Mr. Ferraro distributed and encouraged all participants to review it and consider issues that were not discussed at this meeting.

There being no further business to discuss, the meeting adjourned at 1:51 p.m.

APPROVED \_\_\_\_\_

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Mayor/Councilmember

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Town Clerk